

PLANS BOARD

Minutes of a meeting of the Plans Board held on Wednesday, 26 October 2011 at 6.00pm in the Reception Suite, Civic Offices, Telford, Shropshire

PRESENT: Councillors J C Minor (Chairman), N A Dugmore, I T W Fletcher (as substitute for Councillor R T Kiernan), K R Guy, J Loveridge, A A Meredith, B J Thompson (as substitute for Councillor S A W Reynolds) and C R Turley

ALSO PRESENT: Councillor F M Bould (for planning application TWC/2011/0591) Councillor B H Duce (for planning application TWC/2011/0591) and Councillor A D McClements (for planning applications TWC/2011/0666 and TWC/2011/0748),

PB-048 MINUTES

RESOLVED – that the minutes of the meeting of the Plans Board held on 5 October 2011 be confirmed and signed by the Chairman.

PB-049 APOLOGIES FOR ABSENCE

Councillors A S Jhavar, R T Kiernan and S A W Reynolds

PB-050 DECLARATIONS OF INTEREST

Councillor A A Meredith declared his predetermination in respect of planning applications TWC/2011/0572 and TWC/2011/0573 and indicated that he would leave the room during determination thereof.

Councillor C R Turley declared a personal and prejudicial interest in planning application TWC/2011/0591 and indicated that he would leave the room during determination thereof.

PB-051 DEFERRED/WITHDRAWN APPLICATIONS

None.

PB-052 SITE VISITS

None.

PB-053 PLANNING APPLICATIONS FOR DETERMINATION

Members had received a schedule of planning applications to be determined by the Board and fully considered each report and the supplementary information tabled at the meeting regarding planning applications TWC/2011/0666, TWC/2011/0686, TWC/2011/0738, TWC/2011/0745, TWC/2011/0748 and TWC/2011/0788.

- (a) TWC/2011/0157 Gower Street Youth Club, Gower Street, St Georges, Telford, Shropshire, TF2 9BE

This was an application for a new planning permission to replace an extant planning permission (W2008/0246) for the conversion of the former youth centre in Gower Street, St Georges, to seven residential dwellings, together with the erection of six new 3-bedroom houses within its grounds.

Members discussed the history of this site and the Parish Council's efforts to maintain youth facilities in the locality.

RESOLVED – that with respect to planning application TWC/2011/0157 planning permission be granted subject to receipt of a memorandum signed by the Head of Property & ICT confirming that the sum of £75,000 will be paid to the Councils planning department to provide an alternative youth facility to serve the local community and further subject to the conditions as set out in the report.

- (b) TWC/2011/0397 Land off, Park Lane, Woodside, Telford, Shropshire

This proposal sought consent for the erection of 8 two storey 2-bed affordable homes, and a three storey building providing 3 retail units at ground floor with 13 2-bed affordable apartments above. The retail units would cover an area of approximately 577sqm in total.

Members did not consider the first floor balcony railings to be acceptable since they would not provide sufficient screening for the domestic paraphernalia likely to be sited within those areas. Concerns were also expressed with regard to the safety for the railings.

RESOLVED – that with respect to planning application TWC/2011/0397 planning permission be granted subject to a condition for the provision of amended plans addressing the screening of the first floor balcony and further subject to the conditions as set out in the report.

In accordance with his declaration of interest and after speaking in accordance with the Council's Public Speaking Policy, Councillor A A Meredith left the room during determination of the following application.

- (c) TWC/2011/0572 4 Chetwynd End, Newport, Shropshire, TF10 7JE

This was a proposal for the erection of a single storey rear extension. This proposal was a revised scheme following a previous refusal and appeal and sought to overcome the Inspector's concerns in order to produce an acceptable form of development. The Inspector did not object to the proposed development per se but to some of the design and detailing. Amended plans had subsequently been received which showed the proposed extension was detached from the neighbour's wall. The proposal was considered in conjunction with planning application TWC/2011/0573.

Councillors R Scammell, Ward Member, and A A Meredith Adjacent Ward Member, had requested that the application be determined by the Plans Board.

Cllr A A Meredith adjacent Ward Member, spoke in opposition to the proposal, pointing to the impact that the proposed extension would have upon the neighbouring property.

Mr T Rowland, Applicant's Agent, spoke in favour of the application, which had sought to overcome the Planning Inspector's concerns to produce an acceptable development.

The Planning Officer addressed Members' queries regarding the foundations of the proposed development, the on-going damp issue and the relevance of the Party Wall etc Act 1996. Following the site visit, the majority of Members supported the application.

RESOLVED – that with respect to planning application TWC/2011/0572 planning permission be granted subject to the conditions as set out in the report.

In accordance with his declaration of interest, Councillor A A Meredith remained absent from the room during determination of the following application.

(d) TWC/2011/0573 4 Chetwynd End, Newport, Shropshire, TF10 7JE

This proposal was for the erection of a ground floor extension, a pitched roof gable, internal alterations and conversion of the attic. Amended plans had been received which showed that the proposed extension was detached from the neighbour's wall. This proposal was a revised scheme following a previous refusal and appeal. The proposal was considered in conjunction with planning application TWC/2011/0572.

Councillors R Scammell, Ward Member, and A A Meredith Adjacent Ward Member, had requested that the application be determined by the Plans Board.

RESOLVED – that with respect to planning application TWC/2011/0573 listed building consent be granted subject to the conditions as set out in the report.

In accordance with his declaration of interest Councillor C R Turley left the room during determination of the following application.

(e) TWC/2011/0591 Dawley Regeneration, Telford, Shropshire

This was a Reserved Matters application following the grant of Outline Planning Permission for the erection of a 900 place Secondary School (incorporating ancillary office and consulting space), community sports facilities and associated car parking and works. The proposal formed part of the Building Schools for the Future programme and was fully detailed in the report.

Councillor B H Duce Ward Member spoke broadly in favour of the proposal but raised concerns regarding the loss of the footpath, concerns which were echoed by Councillor F M Bould.

Mr A Connah representing South Telford Rights of Way Partnership also spoke to the application highlighting the implications of the loss of the footpath and sought remedial conditions.

Members were reminded that the footpath issues had already been addressed at the Outline stage and the footpath had not been extinguished but had been diverted. Members were mindful of OFSTED requirements to secure the school premises but recognised concerns that the footpath diversion represented a substantial increase in the length of the route and welcomed the Head of Housing and Planning's agreement to seek support for additional and improved signage and way marking as requested by STROWP. Members also raised concerns regarding sustainability, ecology, the lack of car-parking for sixth form students and welcomed the Planning Officer's proposals regarding additional specifying conditions regarding these matters as well as a condition securing the submission and implementation of a satisfactory Community Use Agreement.

RESOLVED – that with respect to planning application TWC/2011/0591 planning permission be granted subject to specifying conditions regarding sustainability, ecology and highway details, a Community Use Agreement condition and further subject to the conditions as set out in the report.

(f) TWC/2011/0610 Unit 3, The Bridges Business Park, Bridge Road, Horsehay, Telford, Shropshire, TF4 3EE

This was an application to change the use of an industrial unit to a gymnasium which would be open into the evenings. There were no external changes proposed and no internal alterations had been specified.

Councillor C P R Mollett, Ward Member, had requested that the application be determined by the Plans Board. Unfortunately Councillor Mollett was unable to attend this meeting but he had provided a written speech which was read aloud to the Board. The speech explained the distinct character of the Bridge Industrial Estate and residents' fears that the application would result in uncontrolled access to the estate which would see a return to previous levels of anti-social behaviour which had been combated by the locking of the gates during problem hours.

The Applicant, Mr V Singh, spoke in favour of the application, specifically addressing fears regarding security and parking. The applicant also stated this would be the only facility within a 2.5mile radius, providing fitness facilities for a large catchment area

Members sought reassurance regarding the security of the site and were advised conditions could be imposed in the lease to ensure that the gates to the site were locked at the end of the day and, furthermore, bona fide activity into the evening could positively contribute to security on the industrial estate through natural surveillance. With such reassurance, Members welcomed the introduction of the

facility to the area and requested the community police are informed of the sites opening at late hours.

RESOLVED – that with respect to planning application TWC/2011/0610 planning permission be granted subject to the conditions as set out in the report.

(g) TWC/2011/0666 Communication House, 135 Watling Street, Wellington, Telford, Shropshire, TF1 2HN

This application, considered in conjunction with application TWC/2011/0748, sought planning permission for a change of use of the existing office unit (Use Class B1) to a hot food take away (Use Class A5), which would be used as a pizza outlet, providing deliveries in addition to collection facilities. An update report was tabled which set out the Applicant's stance with regarding to local and national planning policies together with the Planning Officer's comments thereon.

Councillor A D McClements, Ward Member, had requested that the application be determined by the Plans Board.

Councillor McClements addressed the Board, expressing her concerns regarding the application which related to traffic and road safety at an extremely busy junction, litter, noise and the potential for increased anti-social behaviour.

Ms J Deakin, spoke on behalf of local residents opposing the application focussing on traffic congestion and road safety, limited car parking, anti-social behaviour, litter, and the impact that the growth of a night-time economy through the proliferation of takeaway outlets would have upon the lives of local residents.

The Applicant, Mrs L Bird, addressed the Board in favour of the application particularly citing PPS4 and PPS6, The Planning for Growth draft policy framework and a continued willingness to work with the Police to combat anti-social behaviour and accept a condition regarding litter bins. The applicant also explained the site had been marketed since 2009, and had no interest bar the proposed pizza outlet, in addition to expressing concerns over a number of vacant units within the centre, including the loss of public houses. The applicant also expressed that the premises above were not residential units, but offices in association with the ground floor premises and as such the proposal will not adversely effect the use above.

The planning officer informed members the information submitted with the application clearly demonstrated the residential use of the premises above, on the existing and proposed plans and therefore the proposal would harm these amenities, in addition to adjacent residential uses.

Members were keen to support local business but considered that this was not an appropriate use at this location; expressing great concern with regard to highway safety at a busy junction, with confusing traffic light system.

RESOLVED – that planning application TWC/2011/0666 be refused for the following reasons:

- (a) The Local Planning Authority considers the proposed change of use to a take-away facility is unacceptable as it would result the proliferation of take-away establishments within the Arleston locality, and consequently would be detrimental to the character of the predominantly residential area. Subsequently the proposal would be contrary to Policies CS5, CS9 and CS15 of the Core Strategy; and
 - (b) The Local Planning Authority considers the proposed change of use is inappropriate in this location as it would result in an unacceptable level of noise and disturbance caused by customers and vehicle movements, to the detriment of the adjacent properties in a predominantly residential area. Accordingly the proposal is contrary to Policy CS9 & CS15 of the Core Strategy and national guidance contained in PPG24 Planning and Noise; and
 - (c) The Local Planning Authority also considers that the proposed development will have an adverse impact on highway safety caused by the increase in traffic and the existing parking inadequacies which are shared by residents and retail users. Consequently the proposal would be contrary to Policy CS15 of the Core Strategy and PPG13 Transport; and
 - (d) The Local Planning Authority considers that insufficient detail has been submitted to satisfy the Authority that the proposed extraction fan adequately deals with emissions produced by the hot food takeaway, to the detriment of the existing residents above the proposed facility and adjacent to the site resulting in a loss of amenity. The proposal therefore conflicts with national guidance contained within PPS23: Planning and Pollution Control.
- (h) TWC/2011/0686 Newport Girls High School, Wellington Road, Newport, Shropshire, TF10 7HL

This application related to the erection of four permanent classrooms and a multi-purpose hall, and the temporary erection of a demountable classroom unit, at the Newport Girls High School, Wellington Road, Newport. The application, which was fully detailed in the report, formed part of the Building Schools for the Future programme. Members were referred to the update report which had been tabled with respect to this application, seeking flexibility with regard to the use of the school hall for parents evenings and cross-school sporting competitions.

RESOLVED – that with respect to planning application TWC/2011/0686 planning permission be granted subject to the conditions as set out in the report with additional flexibility to condition 7 to allow the use of the hall for school purposes.

- (i) TWC/2011/0738 Shortwood Primary School, Limekiln Lane, Wellington, Telford, Shropshire, TF1 2JA

This proposal related to the erection of a detached modular timber-clad single storey classroom building within the school grounds. The proposed eco-friendly construction would have a “footprint” of approximately 18.5 metres by 5 metres with

an overall height of 2.5 metres and included timber-clad external walls, a sedum roof and hardwood timber deck on the south elevation. Full details were set out in the main report and the update report tabled at the meeting.

RESOLVED – that with respect to planning application TWC/2011/0738 planning permission be granted subject to the conditions as set out in the report and the informatives set out in the update report.

(j) TWC/2011/0745 St Christophers Hall, Station Road, Admaston, Telford, Shropshire, TF5 0AL

This application sought outline planning permission for the demolition of the existing disused St Christophers Hall, along with alterations to the existing access and the erection of 2 no. detached dwellings at the rear of the site served off a private drive from Station Road. Full details of the application were set out in the main report and further comments received were set out in the update report tabled at the meeting.

Councillor R T Kiernan, Ward Member, had requested that the application be determined by the Plans Board.

Mr B Langford, a local resident, spoke against the proposals primarily regarding positioning and orientation. Concerns were raised with regard to residential amenities on surrounding properties with regard to the levels of the site which would be exacerbated by dormer windows. Issues of traffic congestion were also raised. Mr Langford also questioned the publication of the application and failure to display a site notice.

The Applicant's Agent Mr A Williams, spoke in favour of the application setting out the reasons for the application, in particular the extant use of the existing building which could be used for community facilities. Issues with regard to siting can be addressed at a later stage now that all matters bar access were reserved for later approval.

The officer expressed to members the extant consent of the site which could be used for community use, and thereby be intensified without planning consent. Subsequently the proposed two dwellings would reduce and control the use of the site and its access point. The officer also highlighted the planning approvals on surrounding land, expressing how the proposal would relate to other developments.

Members were satisfied that concerns regarding the proximity of buildings and overlook would be addressed when an application for reserved matters came forward.

RESOLVED – that with respect to planning application TWC/2011/0745 planning permission be granted subject to the conditions as set out in the report.

- (k) TWC/2011/0748 45 Dawley Road, Arleston, Telford, Shropshire, TF1 2HW

This application, considered in conjunction with application TWC/2011/0666, sought planning permission for a change of use of the existing retail unit from a delicatessen (Use Class A1) to a combined delicatessen and hot food take away (Use Class A1 & A5) within the row of shops in Arleston. The application was a resubmission of the previous application TWC/2010/0314, which was refused at Plans Board, with a reduction in the proposed opening hours and the recommendations made by the Police incorporated into the amended scheme regarding CCTV and no gaming machines. In addition, further information had been submitted to emphasise that the takeaway would provide Halal meat in its meals. An update report, tabled at the meeting, reported on additional consultation responses received and suggested that such a wide origination of supporters from throughout and beyond the Borough pointed to a need for such a facility at an alternative location which would be better able to meet demand without adverse impact on neighbours.

Councillor A McClements, Ward Member, had requested that the application be determined by the Plans Board.

Councillor McClements addressed the Board, expressing her concerns regarding the application. Whilst she recognised the service that would be provided to the local Muslim community, she noted that issues of anti-social behaviour in the immediate area were frequently raised at her surgeries and she expressed residents' fears that a takeaway at this location may increase the propensity for people to gather in the neighbourhood and increase anti-social behaviour. She also noted the likely increase in noise and litter that would ensue from the change of use.

Ms J Deakin, spoke on behalf of local residents in opposition to the application on the grounds of anti-social behaviour, the growth of a night-time economy in a predominantly residential area, noise, litter and car parking.

Mrs S K Fikeis, the Connecting Community and Asian Business Chair, spoke on behalf of the Applicant, addressing issues surrounding proliferation of takeaways in the area, community need, and the impact of noise, odours and traffic.

Whilst Members recognised the need for a facility serving Halal food to the local Muslim community, questions were raised as to whether this was a suitable location. Members also considered that the current application had changed very little since the previous application and the reasons for refusal, therefore, remained.

RESOLVED – that planning application TWC/2011/0748 be refused for the following reasons:

- (a) **The Local Planning Authority considers the proposed change of use to a take-away facility is unacceptable as it would result in the loss of a retail unit, leading to a proliferation of take-away establishments within the Arleston locality, and consequently would be detrimental to the character of the predominantly residential area. Subsequently the**

proposal would be contrary to Policies CS5, CS9 and CS15 of the Core Strategy; and

- (b) The Local Planning Authority considers the proposed change of use is inappropriate in this location as it would result in an unacceptable level of noise and disturbance caused by customers and vehicle movements, to the detriment of residents in the flats above the shops, Dawley Road and the surrounding properties in a predominantly residential area. Accordingly it is contrary to Policy CS9 & CS15 of the Core Strategy and national guidance contained in PPG24 Planning and Noise; and
- (c) The Local Planning Authority considers that the proposed development will have an adverse impact on highway safety caused by the increase in traffic and the existing parking inadequacies which are shared by residents and retail users. Therefore the proposal would be contrary to Policy CS15 of the Core Strategy and PPG13 Transport.
- (l) TWC/2011/0788 Mount Gilbert School, Hinkshay Road, Dawley, Telford, Shropshire, TF4 3PP

This planning application related to the erection of a skills centre and the construction of external raised terraces at Mount Gilbert School, Hinkshay Road, Dawley. Full details of the application were set out in the main report and in the update report tabled at the meeting.

RESOLVED – that with respect to planning application TWC/2011/0788 planning permission be granted subject to the conditions as set out in the report.

- (m) TWC/2011/0799 Portico House, 22 Vineyard Road, Wellington, Telford, Shropshire, TF1 1HB

This was a Council application for Listed Building consent to carry out internal alterations to Portico House in Vineyard Road Wellington. No alterations or works to the exterior of the building were proposed.

RESOLVED – that with respect to planning application TWC/2011/0799 listed building consent be granted subject to the conditions as set out in the report.

- (n) TWC/2011/0807 Donnington Recreation Ground, School Road, Donnington, Telford, Shropshire, TF2 8HT

This Council application formed part of a management plan that was commissioned in 2009 following consultation with the public to improve Donnington Recreation Ground. The site had already benefited from a revamp of the children's play area and a new ball court. This application related to the provision of new play/recreational facilities for skateboarding, In-Line skating, BMX freestyle and freestyle scootering intended to be used predominantly by local children and young people aged between 3 and 18 years. It was considered that the proposed enhanced

recreational venue could also provide opportunities for occasional small localised events to promote positive healthy activities.

RESOLVED – that with respect to planning application TWC/2011/0807 planning permission be granted subject to the conditions as set out in the report.

The meeting ended at 8.57pm

Chairman:

Date: